058.C	0001	0312.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	527,500	/	527,500
USE VALUE:	527,500	/	527,500
ASSESSED:	527,500	/	527,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 312

Owner 1:	BOYLE BARBARA
Owner 2:	
Owner 3:	
Street 1:	1 WATERMILL PL #312
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCLEAN JAMES E/ TRUSTEE -
Owner 2:	KATHLEEN A CAMPBELL IRR TR -
Street 1:	1 WATERMILL PL #312
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1034 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	527,500			527,500
Total Card	0.000	527,500			527,500
Total Parcel	0.000	527,500			527,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.15 | /Parcel: 510.15

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

153372

GIS Ref

GIS Ref

Insp Date

10/05/17

!5114!

PREVIOUS ASSESSMENT

Parcel ID 058.C-0001-0312.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	527,500	0	.		527,500		Year end	12/23/2021
2021	102	FV	520,300	0	.		520,300		Year End Roll	12/10/2020
2020	102	FV	505,900	0	.		505,900	505,900	Year End Roll	12/18/2019
2019	102	FV	473,000	0	.		473,000	473,000	Year End Roll	1/3/2019
2018	102	FV	393,600	0	.		393,600	393,600	Year End Roll	12/20/2017
2017	102	FV	367,100	0	.		367,100	367,100	Year End Roll	1/3/2017
2016	102	FV	367,100	0	.		367,100	367,100	Year End	1/4/2016
2015	102	FV	333,200	0	.		333,200	333,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:40:12

LAST REV

Date	Time
11/17/21	09:43:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5114

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLEAN JAMES E/	74061-565		1/30/2020		490,000	No	No		
CAMPBELL KATHLE	58642-508		3/8/2012	Convenience	1	No	No		Parking Space #72 deeded to trust 73945:205
	20217-38		11/1/1989		141,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2020	513	Redo Bat	10,000	C				
7/1/2015	868	Heat App	11,000		7/1/2015			Replace heat pump

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2020	SQ Returned	MM	Mary M
4/17/2020	SQ Mailed	MM	Mary M
10/5/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	153372
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6040																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	3 - 3rd Floor
% Own:	0.904900014
Name:	25 - 6040

DEPRECIATION

Phys Cond:	GD - Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.9	%

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.08027077
Const Adj.:	0.97656715
Adj $ / SQ:	342.861
Other Features:	45362
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619814
Depreciation:	92352
Depreciated Total:	527462

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	4	BRs:	2	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	531.43
Special Features:	0	Val/Su Net:	510.15
Final Total:	527500	Val/Su SzAd	510.15

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,034	342.860	354,518
Net Sketched Area:		1,034	Total:	354,518
Size Ad	1034	Gross Area	1034	FinArea 1034

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.C-0001-0312.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc